

BERKELEY COUNTY BOARD OF ZONING APPEALS
April 21, 2009

A meeting of the Berkeley County Board of Zoning Appeals was held on Tuesday, April 21, 2009, at 6:00 P.M., in the Assembly Room, Berkeley County Office Building, Moncks Corner, South Carolina.

PRESENT: Mr. Roland Dordal, District No. 3; Mr. William Peck, District No. 5, Mr. Harold Jefferson, District No. 7, Mr. Mike Tucker, District No. 1, Mr. Wayland Moody, Chairman of the Board and District No. 6 and Mr. Major Lightfoot, District No. 4. Also present were Mr. Eric Greenway, Zoning Administrator; Mrs. Holly Backus, Planner for Berkeley County and Mrs. Elisabeth Hoover, Attorney for the BZA.

Notice of the time, date, place, and agenda of this meeting of the Board of Zoning Appeals was posted in the County Office Building and a copy of such notice was mailed to the news media.

Mr. Moody called the meeting to order and held the swearing in of all applicants. Mr. Jefferson made motion to hold the minutes of March 17, 2009, Mr. Peck 2nd said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-011 / TMS # 242-02-00-035: Request for a 5' second street setback for an accessory structure on a property zoned R2, (Ordinance requires 35' second street setback), 9132 Wagon Trail Road, Woodbridge Subdivision, Ladson. Mr. Jefferson made a motion to approve the request due to the circumstances, the building is already up and there is no opposition and Mr. Dordal seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-012 / TMS # 121-12-03-060: Request for 5' rear setback for a primary structure on a property zoned R1, (Ordinance requires 30' rear setback), 305 Moultrie Passage Lane, Water's Edge at Moultrie, Moncks Corner. Mr.

Dordal made a motion to approve the request and Mr. Tucker seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-013 / TMS # 141-00-01-059: Request for a density variance for (3) total dwellings on a property .79 acres zoned Flex-1, (Ordinance allows for (2) total dwellings an acre), 1501 Cooper Store Road, Moncks Corner. Mr. Dordal made a motion to deny the request and Mr. Mr. Jefferson seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-014 / TMS # 161-00-02-090: Request for (2) lot size variances of .25 acres and 11.8' rear setback for a primary structure on a property zoned Flex-1, (Ordinance requires a minimum lot size of 30,000 square feet and 25' rear setback), 113 Mahoney Lane, Moncks Corner. Mr. Tucker made a motion to approve the request and Mr. Mr. Jefferson seconded said motion, no further discussion was held and the motion carried.

CASE # V-09-015 / TMS # 271-00-02-029 & -174: Request for a lot size variance of 58.1 acres for future PDMU zoning of land currently dual zoned GC and R-4, (Ordinance requires 100 acres for PDMU), off Clements Ferry Road, Wando, was withdrawn.

After discussion about CASE # V-09-016 / TMS #178-00-02-055: Request for 17' front setback and 7.5' side setback for a primary structure on a property zoned Flex-1, (Ordinance requires 35' front setback and 15' side setback), 2355 State Road, Moncks Corner. Mr. Tucker made a motion to approve the request based on the fact that the foundation has already been poured and this will benefit the entire county; Mr. Jefferson seconded said motion, no further discussion was held and the motion carried.

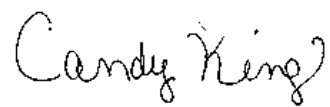
After discussion about CASE # V-09-017 / TMS # 087-00-04-097: Request for a

density variance for (2) total dwellings on a property .89 acres zoned Flex-1, (Ordinance allows for (2) total dwellings an acre), 1017 Church of God, Bonneau. Mr. Dordal made a motion to approve the request based on the fact that there ha always been two homes there; Mr. Peck seconded said motion, no further discussion was held and the motion carried. Mr. Tucker voted against said motion.

After discussion about CASE # V-09-018 / TMS # 222-11-00-020: Request for a proposed building to be 1030' in length for a property zoned GC, (Ordinance requires maximum of 300' in length), 2248 North Main Street, Summerville. The request had some opposition from the adjoining neighborhood. Mr. Jefferson made a motion to deny the request based on the fact that the applicant was not willing to address the buffer issue and have the entrance off of Highway 17-A; Mr. Peck seconded said motion, no further discussion was held and the motion carried.

After discussion about CASE # V-09-019 / TMS # 244-13-07-050: Request for an accessory structure to be 183 square feet more than allowed for a property zoned R1, (Ordinance requires accessory structures to be no more than 65% of the primary structure. The primary structure = 1683 square feet. Ordinance allows 1093 square feet max.), 132 Keenan Avenue, Forest Lawn. Mr. Dordal made a motion to approve the request with a stipulation that states no business of any kind will be conducted in this structure at any time; Mr. Jefferson seconded said motion, no further discussion was held and the motion carried.

Mr. Jefferson made a motion to adjourn at 8:35 pm. No further discussion was held.

A handwritten signature in cursive script that reads "Candy King". The signature is written in dark ink and is positioned above a horizontal line.

Candy King, Secretary